

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
W/S Whitehead Road, 500' (+/-) ZONING COMMISSIONER
W of Intersection of Whitehead and Whitestone Roads * OF BALTIMORE COUNTY
1st Election District * CASE # 91-352-SPH
2nd Councilmanic District *
Morton Poland *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests, pursuant to the Petition for Special Hearing, approval of an increase in the retail floor area to 30% in an M.L. zone from the 15% allowed under the Baltimore County Zoning Regulations (B.C.Z.R.) in Section 253.1.F.1. (Zoning Policy BM-14) due to the reduction of the supporting warehouse area, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, Morton Poland, appeared, testified and was represented by attorney Suellen Poland. Appearing on behalf of the Petitioner was Joseph H. Simpson, Vice President of Real Estate for Aaron Rents, Inc., who represented the actual tenant in the building. There were no Protestants.

Testimony indicated that the subject property located at the intersection of Whitehead and Whitestone Roads consists of 2.0734 acres +/-, zoned M.L.-1.M., and is currently improved with a one story concrete building, with accompanying parking, which is basically a warehouse facility and showroom used by the Aaron Rents, Inc., to display office and residential furniture.

Proffered testimony indicated that Aaron Rents, Inc. has traditionally rented the entire building. However, due to economic and market changes, there was a reduction in its leased area to the area shown on Petitioner's

Exhibit No. 1. The problem arises in that Aaron Rents, Inc. wish to maintain the same showroom area with a reduced warehouse facility thereby creating the conflict, as indicated on Petitioner's Exhibit No. 1.

Proffered testimony also indicated that a number of customers arriving at the facility is very small each day, and most of the sales done by Aaron Rents are sales to business establishments which are conducted away from these premises.

Mr. Joseph H. Simpson testified extensively as to the actual operation of the Aaron Rents' facility and demonstrated that this sales facility does not generate a traffic or use deficiency that would be contrary to the spirit and intent of ancillary sales in the M.L. zone. Extensive testimony provided that the proposed use at this location would not have a negative impact upon the health, safety and general welfare of the public.

Testimony and evidence indicated this matter is a request for an interpretation that the retail showroom located in this site would not be inconsistent with the spirit and intent of Section 253.1.F.1. of the B.C.Z.R. concerning associated wholesale and/or retail sales from a warehouse facility in an M.L. zone building.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 31st day of May, 1991 that the Petition for Special Hearing to approve an increase in the retail floor area to 30% in an M.L. zone from the 15% allowed under the Baltimore County Zoning Regulations (B.C.Z.R.) in Section 253.1.F.1. (Zoning Policy BM-14) due to the reduction of the supporting warehouse area, in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner for
Baltimore County

JRH:mmm
cc: Peoples Counsel

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 30, 1991

Suellen Poland
Attorney at Law
Cohan and Francomano
20 South Charles Street
Sun Life Building
Baltimore, Maryland 21201-3217

RE: Petition for Special Hearing
Morton Poland, Petitioner
Case #91-352-SPH

Dear Ms. Poland:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:mmm
att.
cc: Peoples Counsel
cc: Mr. Morton Poland

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-352-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an increase in the retail floor area to 30% in an M.L. zone from the 15% allowed under the Zoning Regulations in Section 253.1.F.1. (Zoning Policy BM-14) due to the reduction of the supporting warehouse area.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
N/A
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:
3600 ANTON FARMS ROAD, 484-6323
BALTIMORE, MD 21208
JOSEPH L. LARSON
Name: SPELLMAN, LARSON & ASSOC., INC.
Address: 105 W. CHESAPEAKE AVE. 823-3535
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

Filed 3/5/91 By J. Robert Haines
any time in day
1 hr hearing time
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1 (over)

SPELLMAN, LARSON & ASSOCIATES, INC.
SUITE 107 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823 3535
91-352-SPH

DESCRIPTION FOR A SPECIAL HEARING FOR ZONING, WHITEHEAD ROAD,
FIRST DISTRICT, BALTIMORE COUNTY, MARYLAND

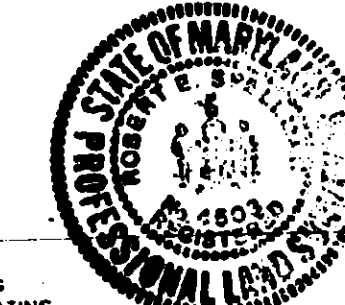
Beginning for the same at the distance of 244.97 feet measured southwesterly along the southwest side of an 80 foot storm drain reservation from the southwest side of White Stone Road, 60 feet wide, and running thence and binding on the Southwest side of said 80 foot storm drain reservation Northwesterly by a curve to the right with a radius of 380 feet the distance of 30.32 feet (the chord of the arc bears North 77 Degrees 51 Minutes 33 Seconds West 30.32 feet) and North 75 Degrees 34 Minutes 23 Seconds West 205.19 feet thence leaving said storm drain reservation and running North 86 Degrees 40 Minutes 31 Seconds West 135.88 feet to the Northeast side of the Baltimore Beltway and running thence and binding on the Northeast side of said Baltimore Beltway South 0 Degrees 07 Minutes 17 Seconds West 273.00 feet thence leaving the Northeast side of said Baltimore Beltway and running South 86 Degrees 00 Minutes 30 Seconds East 331.36 feet North 0 Degrees 07 Minutes 17 Seconds East 47.27 feet and North 10 Degrees 28 Minutes 26 Seconds East 186.53 feet to the place of beginning.

SPELLMAN, LARSON & ASSOCIATES, INC.
SUITE 107 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823 3535
91-352-SPH

DESCRIPTION FOR A SPECIAL HEARING FOR ZONING, WHITEHEAD ROAD,
FIRST DISTRICT, BALTIMORE COUNTY, MARYLAND

Containing 2.0734 acres of land, more or less.
Together with a 30 foot easement for ingress and egress and for use in common, said easement being described as follows:
Beginning for the same at a point on the Northwest side of Whitehead Road, 70 feet wide, at the distance of 86 feet more or less measured Southwesterly along the Northwest side of Whitehead Road from the Southwest side of White Stone Road and running thence and binding on the Southwest side of Whitehead road Southwesterly by curve to the left with a radius of 700.00 feet the distance of 33.14 feet thence leaving the Southwest side of Whitehead Road and running North 86 Degrees 00 Minutes 30 Seconds West 350.25 feet North 0 Degrees 07 Minutes 17 Seconds East 30.07 feet and South 86 Degrees 00 Minutes 30 Seconds East 366.37 feet to the place of beginning.

01/07/91



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: April 15-21, 1991
Posted for: 10 days
Petitioner: Morton Poland
Location of property: Whitehead Road, 500' W of Intersection of Whitehead and Whitestone Roads
Location of Signs: East and West sides of Whitehead Road at entrance to the subject property
Remarks: RECASTED 4/15/91 FOR CHANGE IN TIME
Posted by: J. Robert Haines
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/15, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/11, 1991

THE JEFFERSONIAN,

S. Zeke Orlan
Publisher

\$37.52

11-352 SPH

CERTIFICATE OF PUBLICATION

Pikesville, Md., 4/10 19 91

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 11th day of April 19 91 the first publication appearing on the 10th day of April 19 91 the second publication appearing on the 11th day of April 19 91 the third publication appearing on the 12th day of April 19 91

THE NORTHWEST STAR

Manager J. Robert Haines

Cost of Advertisement \$200

Services ready May 1991
 OPPING SPREE—18th Ave. 117' net served on route 105-122-5625
ARE
 14 days. Milk area included except late. Kueher home all 520—20 leave
SONALS
BEAT the
ST of Auto &
er's Insurance
MINUTES?

Swamson plus elec. 655-1529
RANDALLSTOWN—finished room, private home. Laundry, kitchen privileges, cable TV. \$65/week. Util. included. 655-7482
OWINGS MILLS—Northwest Business Center. 1,000 sq. ft. office space. 800/month. Includes util. & kitchen. Immed. occup. Call 363-3892
BUSINESS SERVICE
RESUMES—Professionally composed, edited, printed, cover letters & disk storage. General typing available. 655-5707
FOR SALE
KIRBY VACUUM CLEANER—Value \$1,000. Best offer. Call 521-4554
DEN FURNITURE—High quality. 655-5707

tutes every Wednesday, noon and 8 p.m. at 7 Irving Place, Pikesville. Call 662-0024
PERSONAL SERVICE
 DO YOUR ELDERLY parents lose important papers? Call K.S.R. Services. 348-8397
TELEPHONES REPAIRED—Mon. through Sat. 9 a.m. to 5 p.m. 922-6924
LEGAL NOTICE
 BALTIMORE COUNTY GOVERNMENT ZONING COMMISSIONER OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204
 NOTICE OF HEARING
 The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein and hold a public hearing on the property identified herein at 9:00 a.m. on Tuesday, May 7, 1991 at 9:00 a.m.

Baltimore County Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

Account: R-001-6150
 Number

Date

111 West Chesapeake Avenue
 Towson, MD 21204

DATE: 5-3-91

Morton Poland
 3600 Anon Farms Road
 Baltimore, Maryland 21208

RE:

Case Number: 91-352-SPH
 W/S Whitehead Road, 500' (+/-) W of Intersection of Whitehead and White Stone Roads
 1st Election District - 2nd Councilmanic
 Petitioner(s): Morton Poland
 HEARING: TUESDAY, MAY 7, 1991 at 9:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 72.52 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines
 ZONING COMMISSIONER
 BALTIMORE COUNTY, MARYLAND

Please Make Checks Payable To: Baltimore County 121-099-003-05-91 \$175.00

Cashier Validation

Baltimore County Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

Account: P-001-6150
 Number

Date

111 West Chesapeake Avenue
 Towson, MD 21204

DATE: 5-3-91

Morton Poland
 3600 Anon Farms Road
 Baltimore, Maryland 21208

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J. Robert Haines
 ZONING COMMISSIONER
 BALTIMORE COUNTY, MARYLAND

Please Make Checks Payable To: Baltimore County 121-099-003-05-91 \$175.00

Cashier Validation

Baltimore County Government Zoning Commissioner
 Office of Planning and Zoning

111 West Chesapeake Avenue
 Towson, MD 21204

887-3353

DATE: 5-3-91

Morton Poland
 3600 Anon Farms Road
 Baltimore, Maryland 21208

RE:

Case Number: 91-352-SPH
 W/S Whitehead Road, 500' (+/-) W of Intersection of Whitehead and White Stone Roads
 1st Election District - 2nd Councilmanic
 Petitioner(s): Morton Poland
 HEARING: TUESDAY, MAY 7, 1991 at 9:00 a.m.

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J. Robert Haines
 ZONING COMMISSIONER
 BALTIMORE COUNTY, MARYLAND

Baltimore County Government Zoning Commissioner
 Office of Planning and Zoning

111 West Chesapeake Avenue
 Towson, MD 21204

887-3353

DATE: 5-3-91

Morton Poland
 3600 Anon Farms Road
 Baltimore, Maryland 21208

RE:

Case Number: 91-352-SPH
 W/S Whitehead Road, 500' (+/-) W of Intersection of Whitehead and White Stone Roads
 1st Election District - 2nd Councilmanic
 Petitioner(s): Morton Poland
 HEARING: TUESDAY, MAY 7, 1991 at 9:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 72.52 is due for advertising and posting of the above captioned property.

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Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines
 ZONING COMMISSIONER
 BALTIMORE COUNTY, MARYLAND

cc: Morton Poland
 Joseph L. Larson

Baltimore County Government Zoning Commissioner
 Office of Planning and Zoning

111 West Chesapeake Avenue
 Towson, MD 21204

887-3353

April 23, 1991

Mr. Morton Poland
 3600 Anon Farms Road
 Baltimore, MD 21208

RE: Item No. 338, Case No. 91-352-SPH
 Petitioner: Morton Poland
 Petition for Special Hearing

Dear Mr. Poland:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
 JAMES E. DYER
 Chairman
 Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Joseph L. Larson
 Spellman, Larson & Associates, Inc.
 105 W. Chesapeake Avenue
 Towson, MD 21204

Baltimore County Government Zoning Commissioner
 Office of Planning and Zoning

111 West Chesapeake Avenue
 Towson, MD 21204

887-3353

April 23, 1991

Mr. Morton Poland
 3600 Anon Farms Road
 Baltimore, MD 21208

RE: Item No. 338, Case No. 91-352-SPH
 Petitioner: Morton Poland
 Petition for Special Hearing

Dear Mr. Poland:

Your petition has been received and accepted for filing this 20th day of March, 1991.

J. Robert Haines
 ZONING COMMISSIONER

Received By:
James E. Dyer
 Chairman,
 Zoning Plans Advisory Committee

Petitioner: Morton Poland

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
 Zoning Commissioner

FROM: Pat Keller, Deputy Director
 Office of Planning and Zoning

SUBJECT: Morton Poland, Item No. 338

DATE: April 22, 1991

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM338/ZAC1

BUREAU OF TRAFFIC ENGINEERING
 DEPARTMENT OF PUBLIC WORKS
 BALTIMORE COUNTY, MARYLAND

DATE: April 9, 1991

TO: Mr. J. Robert Haines
 Zoning Commissioner

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: March 19, 1991

ITEM NUMBER: 338

Dear Mr. Haines:

There should be a direct pedestrian access between the parking lot behind the warehouse and the existing showroom, so that, there is no need for pedestrians to use the existing driveway to access the showroom.

RJF/lvd

Rahee J. Famili
 Traffic Engineer II

Baltimore County Government
Fire Department
700 East Joppa Road, Suite 901
Towson, MD 21204-5500
(410) 887-4500
MARCH 26, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: MORTON POLAND
Location: W/S WHITEHEAD ROAD
Item No.: 338 Zoning Agenda: MARCH 19, 1991
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *John Kelly* Noted and Approved *Robert W. Bowling*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

received
10/10/91

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 14, 1991
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for March 19, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 327, 334, 335, 336, 338, 339 and 345.

For Item 337, a County Review Group Meeting may be required for these additions.

For Item 342, a County Review Group Meeting is required for this site.

For Item 343, the previous minor subdivision comments supplied for this site will apply.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:ts

91-352-A

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: June 3, 1991
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: John W. Maata, Item No. 352

In reference to the petitioner's requested variance, the staff offers the following comments:

A restriction should be placed in the Order prohibiting any living quarters, kitchen or bathroom facilities in the garage.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
ITEM352/ZAC1

received
10/10/91

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353

April 25, 1991

Morton Poland
3600 Anton Farms Road
Baltimore, Maryland 21208

Re: Case Number: 91-352-SPH
W/S Whitehead Road, 500' (+/-) W of Intersection of
Whitehead and White Stone Roads
1st Election District - 2nd Councilmanic
Petitioner(s): Morton Poland
CHANGE IN DATE AND/OR TIME OF HEARING

Please be advised that Public Hearing of the above captioned matter will now take place as follows:

DAY: TUESDAY
DATE: MAY 7, 1991
TIME: 12:00 noon

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner
Baltimore County

JRH:gs

cc: Joseph L. Larson

4/25/91 - Advised Mr. Larson
via telephone. Left
word on Mr. Poland's
machine. *HL*



SPELLMAN, LARSON
& ASSOCIATES, INC.

SUITE 107 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535

March 1, 1991

Mr. J. Robert Haines
Zoning Commissioner
Baltimore County
County Office Building
Towson, MD 21204

91-352-SPH

Re: Whitehead Road - Poland Property
Item No. 388

Dear Commissioner Haines:

This office has filed a Zoning Petition with your office for a Special Hearing as described on the attached Petition.

Unfortunately, due to leasing commitments with the owner's tenant and the standard time frames regarding scheduling of zoning hearings, the owner is placed in a position of considerable hardship.

We are herewith making a sincere request of your office for consideration of a early hearing date on this matter.

The petition is quite straightforward and in light of the fact that no protestants are expected to appear, we would propose that the amount of time required for the hearing will be quite brief.

Your kind consideration of this matter would be greatly appreciated.

Very truly yours,

SPELLMAN, LARSON & ASSOCIATES, INC.

Joseph L. Larson
Joseph L. Larson
Vice President

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

LAW OFFICES

COHAN & FRANCOMANO

A PROFESSIONAL CORPORATION
20 SOUTH CHARLES STREET
SUN LIFE BUILDING
BALTIMORE, MARYLAND 21201-3217

TELEPHONE
(301) 332-1400
FACSIMILE
(301) 332-4078

May 20, 1991

Mr. J. Robert Haines
Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Morton Poland
Location: W/S Whitehead Road
Item No.: 338
Zoning Agenda: March 19, 1991

Dear Commissioner Haines:

Pursuant to your request, I am herewith enclosing documents showing the proposed location of the requested show room space. I am also enclosing a diagram of the existing premises and pictures of existing displays. The pictures are numbered and labeled, and these numbers are reflected on the enclosed documents.

If you have any questions, please do not hesitate to call.

Sincerely yours,

Suellen Poland
Suellen Poland

SEP:ncw
Enclosures

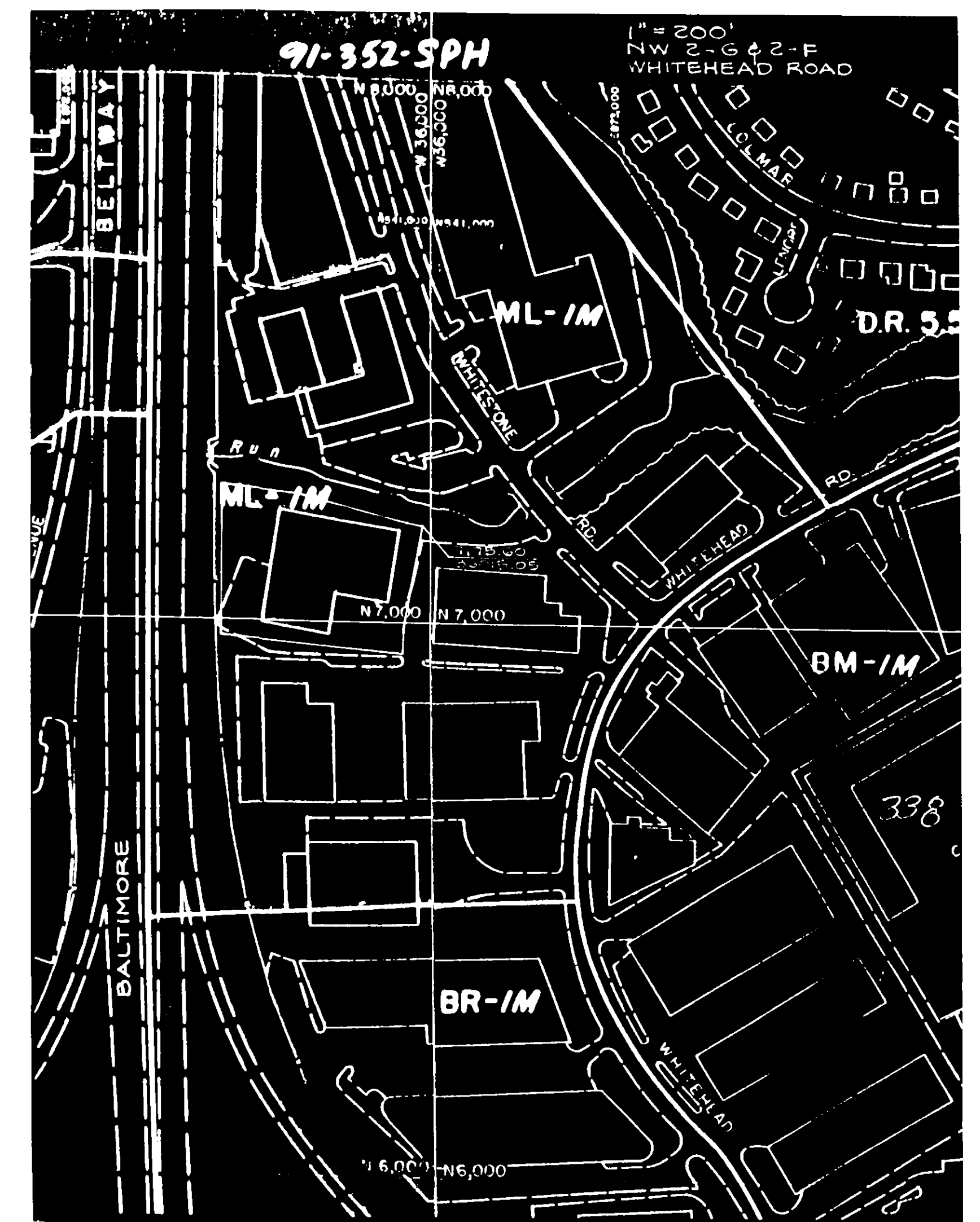
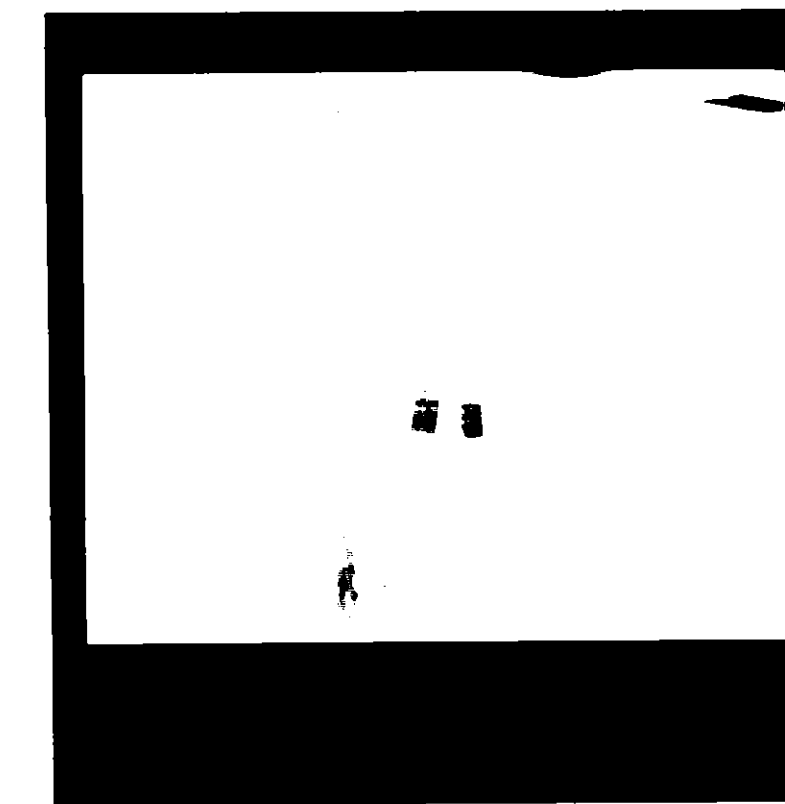
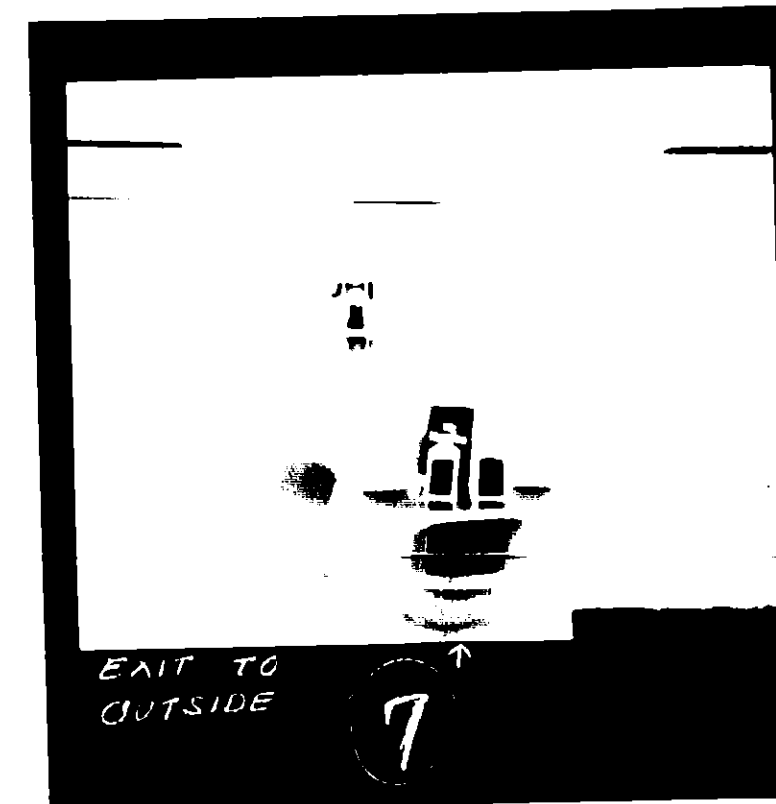
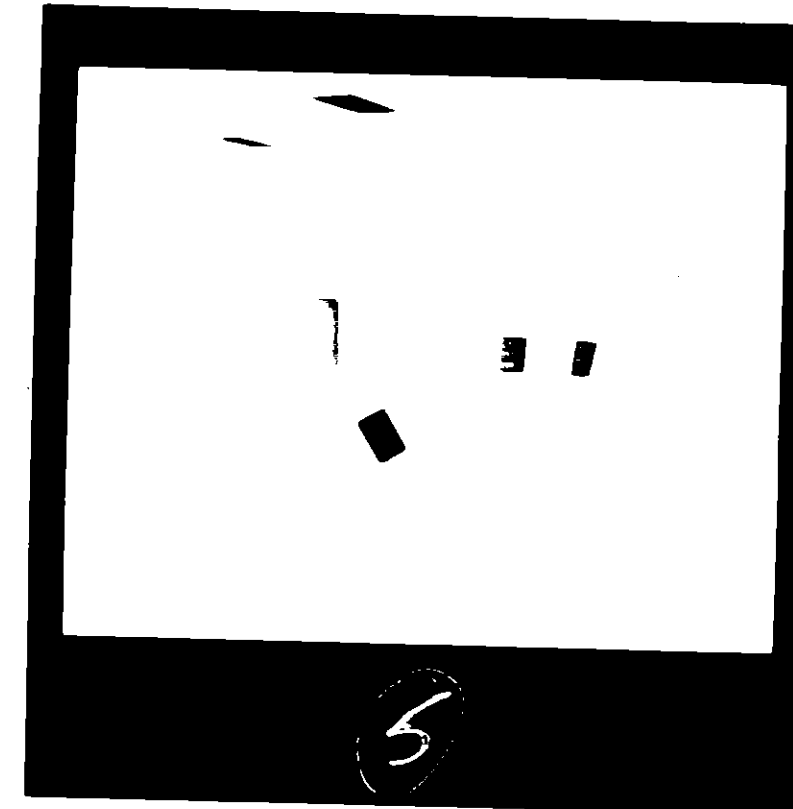
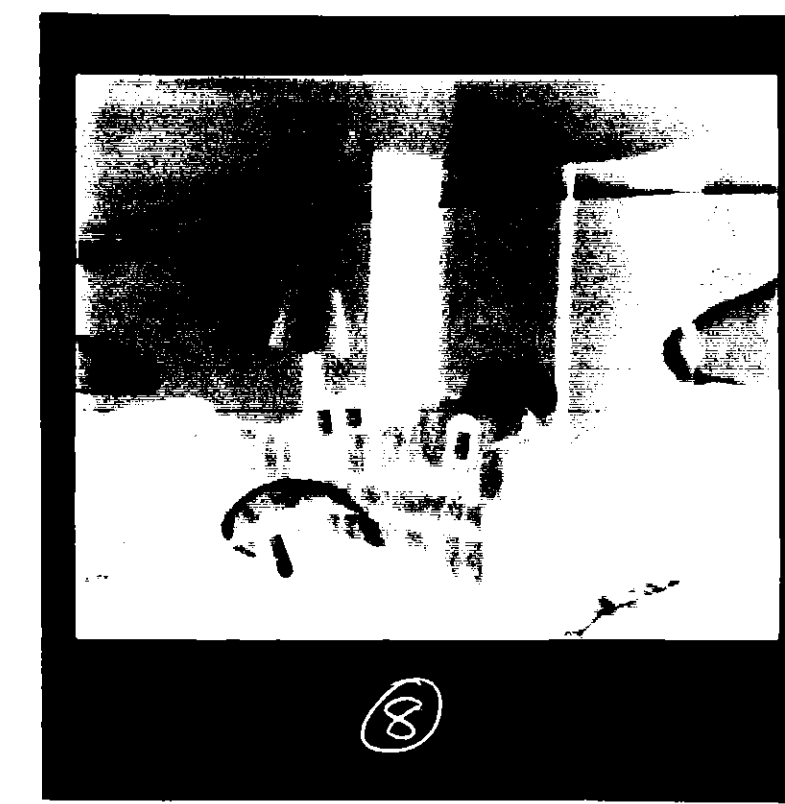
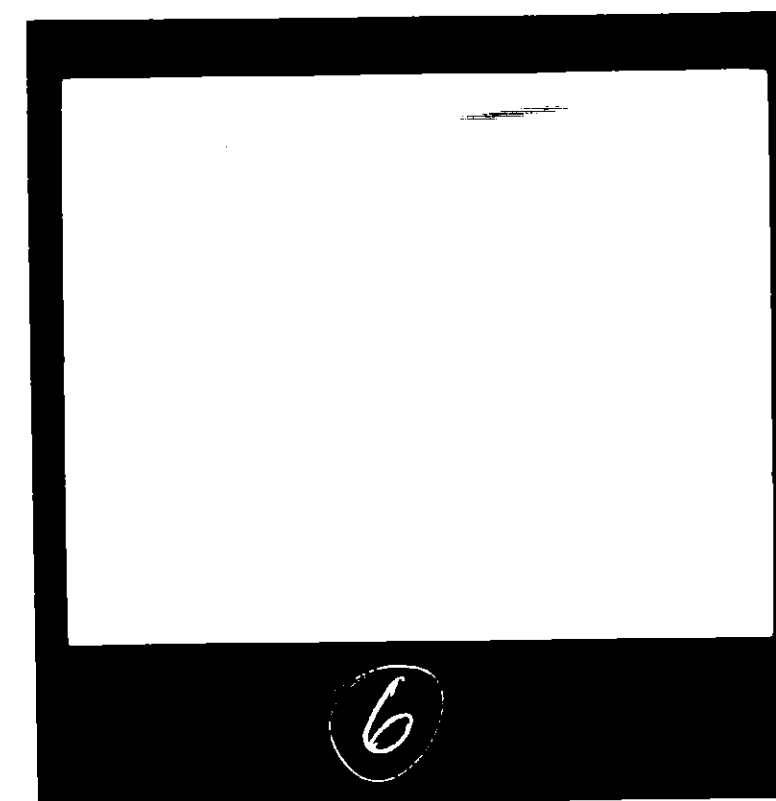
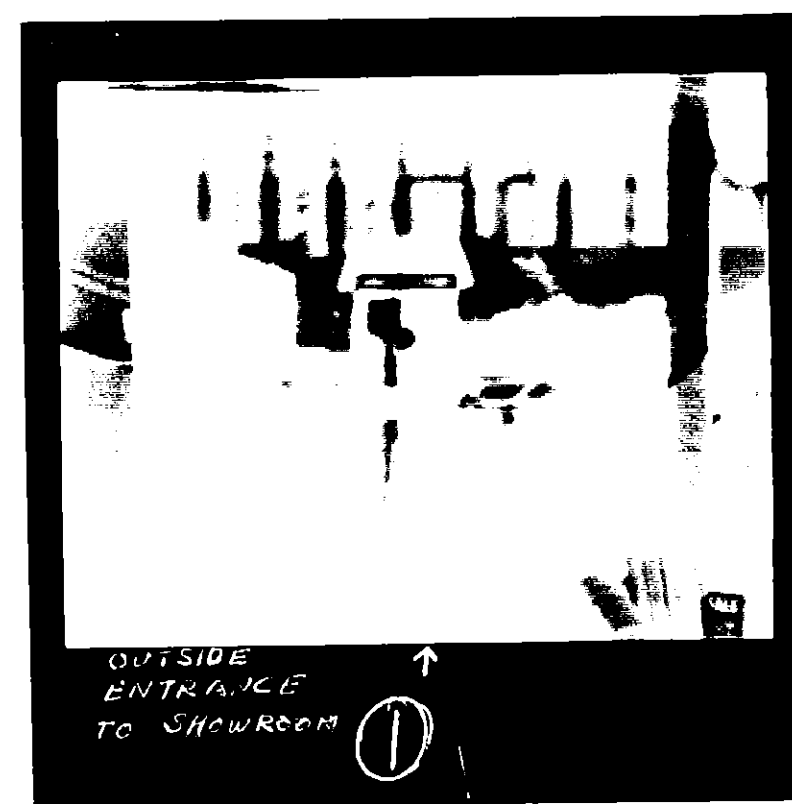
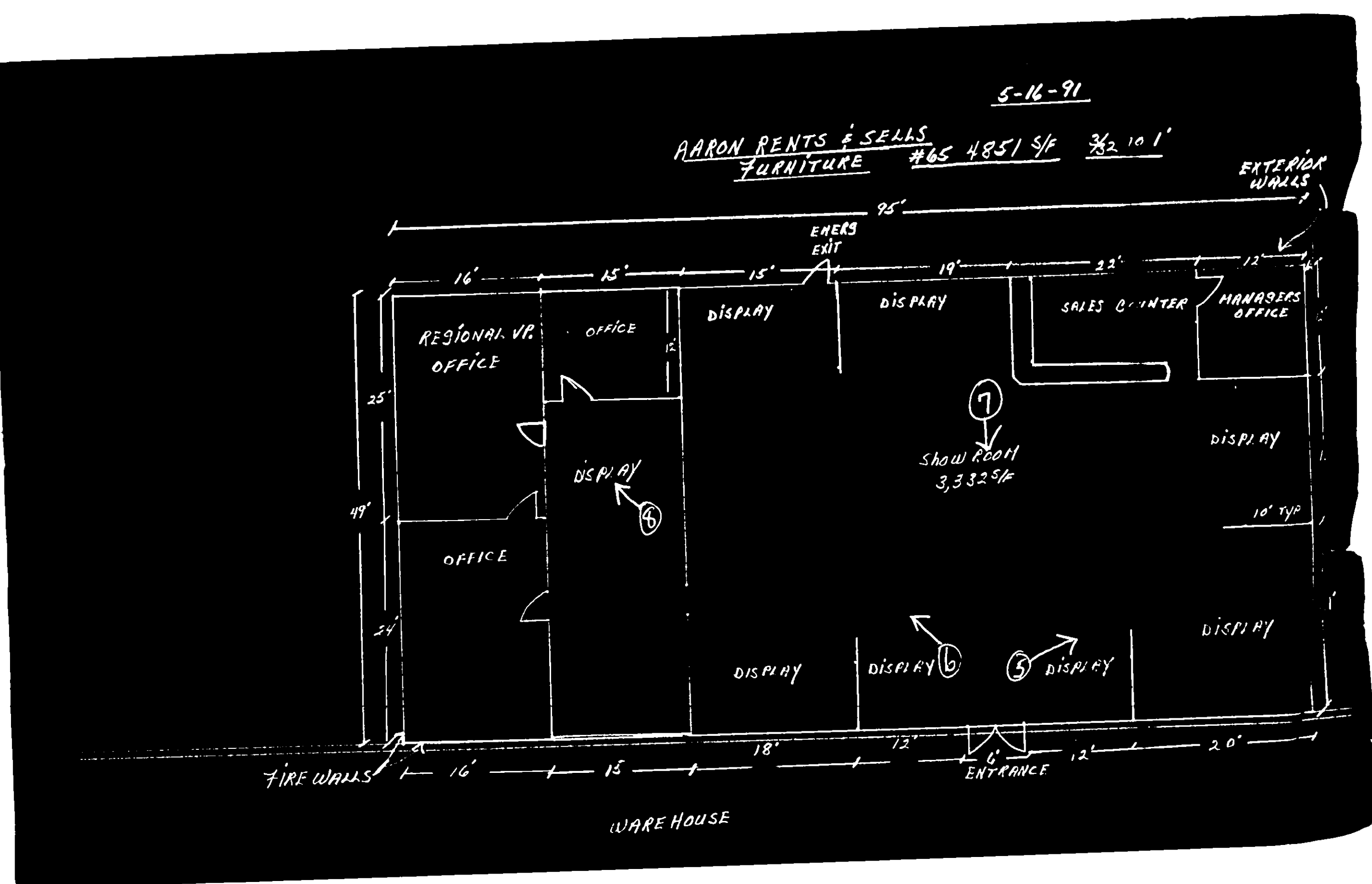
cc:WilliamHaines.520

RECEIVED
MAY 22 1991
ZONING OFFICE

5885 a/k/a
63-2V
file with 91-352-
SPH

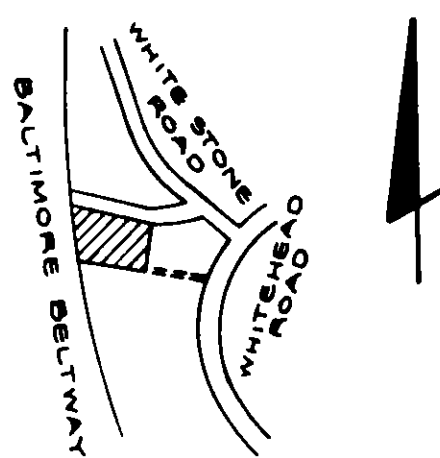
Avron Rents, Inc.

1990 Annual Report



ZONING PETITION REQUESTED

REFER TO SECTION 253.1.1 (ZONING POLICY BM14)
TO ALLOW AN INCREASE IN THE RETAIL FLOOR AREA
FROM 15% TO 31%
PROPOSED NEW WAREHOUSE AREA : 12702.2 SF.
PROPOSED NEW RETAIL AREA : 5566 SF.
FUTURE WAREHOUSE AREA : 20173.6 SF.



LOCATION MAP
SCALE: 1" = 1000'

SITE DATA

LOT AREA : 90317.30 SF / 2.0734 AC ±
PRESENT ZONING : ML-1/M
PROPOSED USE : WAREHOUSE
EXISTING USE : WAREHOUSE
TOTAL BUILDING AREA : 36462.00
FLOOR AREA RATIO CALC. : 36462.00 - 90317.30 = 0.426%
PARKING SPACES REQUIRED : 1 SPACE PER EMPLOYEE
EMPLOYEES X 1 = 6 SPACES
PROVIDED : 26 SPACES
BALTO. CO COUNCIL DISTRICT 2

PREVIOUS ZONING PETITION

CASE N°5655-V TO PERMIT A SIDE YARD SETBACK OF 7.5'
INSTEAD OF REQUIRED 30' SETBACK
(GRANTED 7-3-93)

ROBERT E. SPELLMAN, MD REG NO 4503 DATE

REVISIONS	
NO	DESCRIPTION

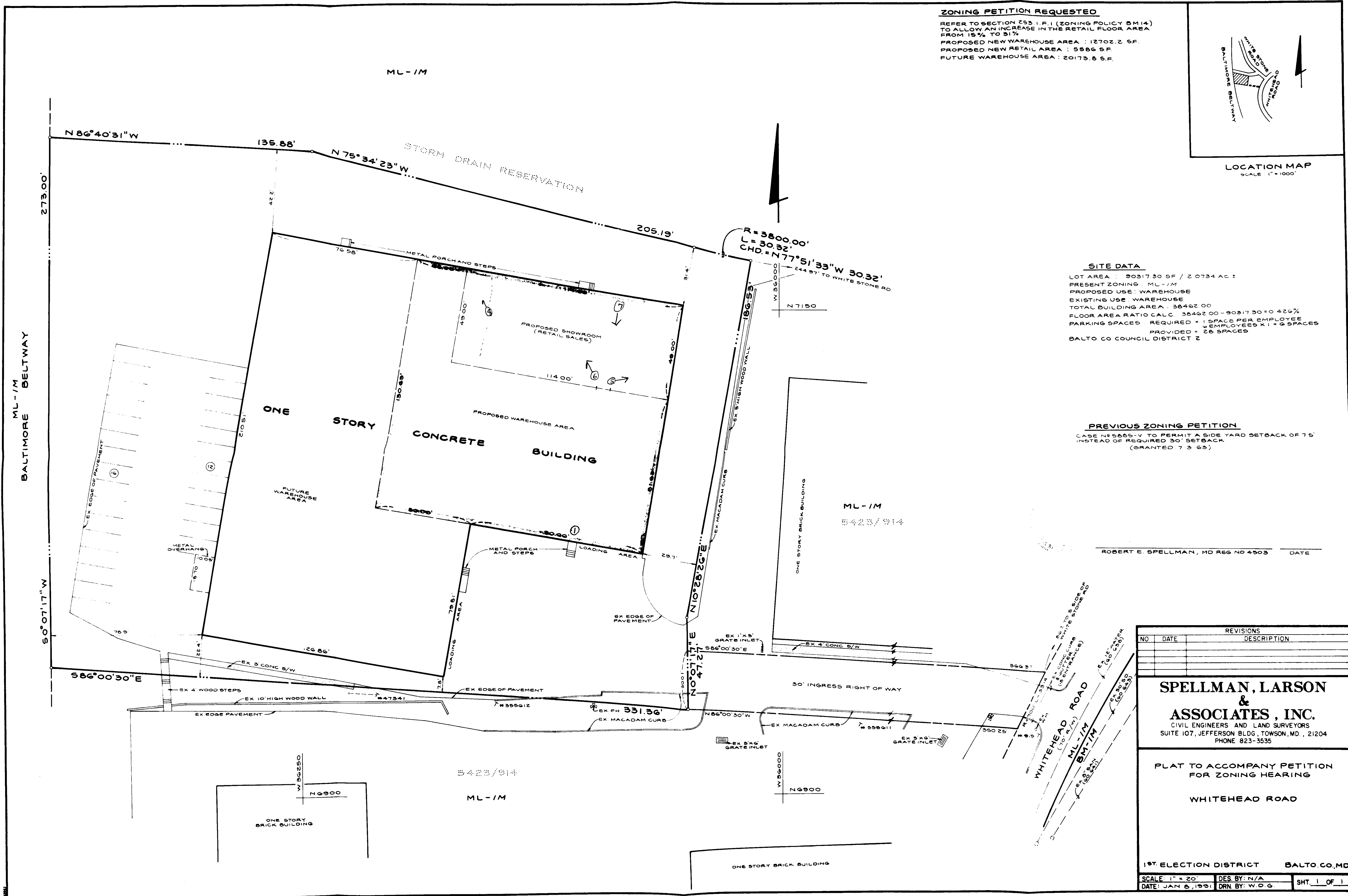
SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 107, JEFFERSON BLDG, TOWSON, MD., 21204
PHONE 823-3535

PLAT TO ACCOMPANY PETITION
FOR ZONING HEARING

WHITEHEAD ROAD

1ST ELECTION DISTRICT BALTO. CO, MD

SCALE: 1" = 20' DES. BY: N/A SHT. 1 OF 1
DATE: JAN 6, 1993 DRN. BY: W.D.G.



BALTIMORE COUNTY ZONING POLICY BM-14
THE PROPOSED NEW TENANT SPACE WILL CONFORM
TO THE FOLLOWING:

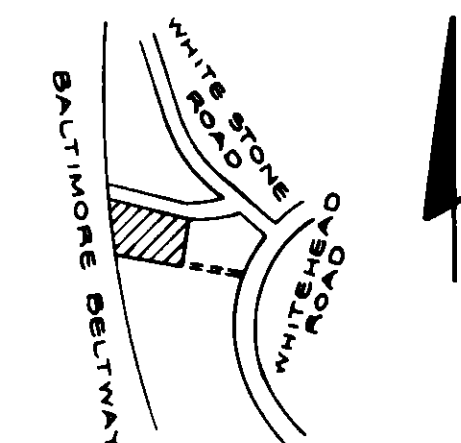
- 1.....Any area utilized for retail under the above conditions must be clearly separated from the warehouse area and in such a manner that will effectively restrain customers from entering the warehouse area, other than a passageway leading to the showroom.
- 2.....All wall partitions, barriers, etc., must meet the building code requirements for separations between mercantile and storage areas.
- 3.....Parking requirements for retail and warehousing uses must be computed individually.
- 4.....Allowable percentages of retail area cannot be accumulated or transferred across lease lines or tenant spaces.
- 5.....Items sold are limited to those being warehoused, and the sales area can only be calculated from the specific warehouse area that the items for sale are being stored.

ZONING PETITION REQUESTED

REFER TO SECTION 255.1.F.1 (ZONING POLICY BM-14)
TO ALLOW A REDUCTION IN THE EXISTING WAREHOUSE
FLOOR AREA WHICH WILL INCREASE THE ALLOWED 15%
RETAIL AREA TO 50% RETAIL AREA.

EXISTING BUILDING: 38462.0 SF
EXISTING RETAIL: 5586.0 SF
EXISTING WAREHOUSE: 32876.0 SF
PROP REDUCTION OF SUPPORT WAREHOUSE AREA: 20173.8 SF
REMAINING SUPPORT WAREHOUSE AREA: 12702.2 SF

PROPOSED NEW TENANT SPACE: TOTAL = 18288.2 SF
WAREHOUSE = 12702.2 SF
RETAIL = 5586.0 SF
% RETAIL = 50%



LOCATION MAP
SCALE: 1" = 1000'

SITE DATA

BALTO CO COUNCIL DISTRICT 2
LOT AREA: 30317.30 SF / 2.0734 AC ±
PRESENT ZONING: ML-1/M
PROPOSED USE: WAREHOUSE
EXISTING USE: WAREHOUSE
TOTAL BUILDING AREA: 38462.00
FLOOR AREA RATIO CALC: 38462.00 - 30317.30 = 42.6%
PARKING CALCULATIONS (BASED ON PRE DCR 5 25 88 SEC 405)
WAREHOUSE - REQUIRED: 1 SPACE PER 3 EMPLOYEES
3 EMPLOYEES X 1 = 1 SPACE
RETAIL AREA - REQUIRED: 1 SPACE PER 200 SF
5586 SF / 200 = 27.93 = 28 SPACES
TOTAL REQUIRED = 29 SPACES
TOTAL PROVIDED = 33 SPACES

PREVIOUS ZONING PETITION

CASE NO. 9855-V TO PERMIT A SIDE YARD SETBACK OF 7.5'
INSTEAD OF REQUIRED 30' SETBACK
(GRANTED 7.3.95)

91-352-SPH

Robert E. Spellman
ROBERT E. SPELLMAN, MD REG NO 4503
2/21/91
DATE

PETITIONER'S EXHIBIT 1

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REVISIONS		
NO	DATE	DESCRIPTION

**SPELLMAN, LARSON
&
ASSOCIATES, INC.**
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 107, JEFFERSON BLDG, TOWSON, MD, 21204
PHONE 823-3535

PLAT TO ACCOMPANY PETITION
FOR SPECIAL HEARING

WHITEHEAD ROAD

1ST ELECTION DISTRICT BALTO.CO,MD

SCALE: 1" = 20' DES. BY: N/A
DATE: JAN 8, 1991 DRN. BY: W.D.G. SHT. 1 OF 1

90071